

Barbara Rees

Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.

103 Dunraven Street
Tonypandy Rhondda
CF40 1AR

Tel: 01443 442444

Fax: 01443 421144

www.barbararees.com

E - mail: tonypandy@barbararees.com

BR3802TP/1121

FOR SALE KENRY STREET, TONYPANDY ASKING PRICE £137,500



MAIN FEATURES

**FORECOURT & BAY FRONTED MID TERRACE HOUSE
SOUGHT AFTER LOCATION ENTRANCE PORCH & HALLWAY
LOUNGE DINING ROOM KITCHEN THREE BEDROOMS
BATHROOM FREEHOLD DG GCH NO ONWARD CHAIN**

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.



Offices in Cardiff & Tonypandy
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Registered Office 144a Cruys Road Cardiff CF24 4NR



BR3802TP

183 KENRY STREET, TONYPANDY CF40 1DD

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale, this forecourt and single bay fronted, mid terrace property of traditional construction with solid masonry elevations beneath an interlocking pitched tile roof to provide accommodation comprising of an entrance porch and through hallway, a lounge, dining room, and kitchen. First floor bathroom, three bedrooms and a detached garage

Kenry Street is a popular and sought after location situated in Tonypany Rhondda and all amenities are nearby.

Staff at Barbara Rees Tonypany will be pleased to provide local directions upon request.

THE ACCOMMODATION; Front patio garden, glazed upvc door given access to the entrance porch, dado rail, half glazed internal door leading to a through hallway, access to the lounge and dining room. Staircase with spindles and baulastrading leading to the first floor, under stairs storage area and cupboard, original moulded coved ceiling.

LOUNGE; 14' x 12' 6" (into bay and at widest point) Front facing walking bay window, rear facing window, fitted gas fire and central heating back boiler, wall alcoves, coved and textured ceiling.

DINING ROOM; 11' x 9' 4" Side facing window. feature fireplace and picture shelf. Wood panel flooring, glazed panel door leading to the kitchen.

KITCHEN; 9' 10" x 8' 8" Fitted kitchen comprising a range of base and wall cupboards finished in beach with contrasting worktops and chrome trim. Built under oven, gas hob and extractor fan cooker hood, single drainer, plumbing connection for washing machine. Space for a dish washer and fridge freezer, rear facing window, tongue and groove knotted pine panelled ceiling, vinolay flooring, side facing exit door.

FIRST FLOOR; Staircase leading from the entrance hall to the first floor landing, access to each bedroom, the bathroom and the loft. Built in landing storage cupboard, coved and papered ceiling.

BEDROOM ONE; 12' 10" x 8' 9" Front facing tilt and turn window, coved and papered ceiling, fitted wardrobes.

BEDROOM TWO; 10' x 7' Front facing tilt and turn window, dado rail, coved and papered ceiling.

BEDROOM THREE; 12' x 9' 1" Side and rear facing window, coved and papered ceiling.

BATHROOM; Comprising a three piece suite finished in pearl white to include a walk in shower, a vanity unit wash hand basin, close coupled wc, ceramic tiled walls to the splash back areas, rear facing window, airing cupboard coved and papered ceiling.

EXTERIOR; Lower level court yard and steps up to a detached garage with rear lane access (note the garage access off the lane has been closed up and requires re-opening).

ENERGY RATING; Current rating = 45 / E. Potential rating = 83 / B.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The vendor verbally advises that the property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. There is system of gas fired central heating (not tested) several power points tv and telephone points and the exterior windows and doors are of upvc double glazed specification. The property is available with full and immediate vacant possession and no onward chain.

ASKING PRICE; £137,500

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypany office.

MORTGAGE; Available subject to status, please ask for an appointment with our independent financial adviser.

PHOTO GALLERY & MAP LOCATION

